

## Advanced Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #3

7:30 am, July 24, 2003

### Attendance

*Committee Members:* Ron Marnell, John McKay, Morris Dunlap, Bud Hentzen  
*MAPD Staff:* Dave Barber, Nalini Johnson, Stephen Banks, Scott Wadle, John Schlegel  
*Other:* Irene Hart, Lynn Miller

1. The Committee proceeded to review the one sector map prepared by staff covering the area bound by Harry on the north and Meridian on the west, south to 47<sup>th</sup> Street South and Oliver Street on the east. The Committee offered the following comments on regarding those sector maps.

### General comments

- The difference between regional commercial and local commercial classifications is a difficult one to distinguish.
- Worried that the Functional Land Use maps could make some investors, business owners, and developers hesitant to invest due to a misunderstanding of what is intended by a functional land use designation.

### Specific Comments

- The Waterfront development located at 13<sup>th</sup> Street at Webb Road needs to be reviewed as to whether it should be classified as local commercial or regional commercial

2. The Committee proceeded to discuss the Midtown Neighborhood Plan. MAPD staff distributed a draft of the Midtown Neighborhood Goals and Objectives. A map of Midtown Neighborhood Future Land Use Redevelopment Concept was also reviewed. The Committee proceeded to review the map and draft of goals prepared by the Midtown Neighborhood Plan Steering Committee. The Committee offered the following comments:

### General Comments

- The area identified in the Midtown Neighborhood Future Land Use Redevelopment Concept Map should be divided into smaller sectors or sub areas that are more homogenous. Separate goals and objectives may be needed for each subarea. The following three subareas were suggested but more than three areas may be necessary.
  - Riverside – encompassing the area bordered by the river on the west and extending to about (Lewellen) on the east side
  - Eastside – the mostly industrial area in the eastern portion of the neighborhood.

- Middle section – the primarily residential and commercial mix area in the middle, this area also included the central historic district
- The plaza on 13<sup>th</sup> idea was regarded with some reservation and words of caution.
- The plan for a tunnel under 13<sup>th</sup> would face some difficulties due to the high water table in the area.
- An issue of concern was that the MAPD staff and the Midtown Neighborhood Association Plan Steering Committee need to keep the Parks Department abreast of concepts dealing with parks in the area
- It is important that the people directing the plan and giving input into it live in the areas shown on the Midtown Neighborhood Future Land Use Redevelopment Concept Map.
- The 2000 Census demographic data used to assist in the development of the Midtown Neighborhood planning process does not accurately reflect the great transition of demographics that have taken place since those numbers were released.
- The MAPC would like to see the map again after it has been revised and some of their comments expressed to the Midtown Neighborhood Association.

Meeting adjourned at 9:00 am. Next meeting set for Thursday, August 21<sup>st</sup> at 7:30 am, Planning Director's Conference Room, 10<sup>th</sup> Floor City Hall.